

## *Downtown Design Review*

An important part of the Commission's duties are to help ensure quality design in any major development work in the Downtown Design Review Overlay District.

### *Projects Reviewed in 2006:*

- Capital Center/82 Patton Avenue (redesign and renovation of a seven story office building) *formal review*
- Zona Lofts at 150/162 Coxe Avenue (new construction of 150+residential units) *formal review*
- Pioneer Building Plaza (new construction of mixed use at Broadway and Marcellus) *conditions review; on account of formal review from October 2005*
- 37 Hiwassee expansion (flexible standards for new construction of residential building) *formal review-continued until plans finalized*
- Broadway Mixed Use Phase II ( new construction of mixed use at Elizabeth and Starnes) *flexible standards review*
- Ravenscroft (new construction of four residential buildings at 60 Ravenscroft Drive) *informal review*
- Buncombe County Parking Deck on College Street (new construction of 550+ space garage) *formal review*

## 2006 COMMISSION MEMBERS

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Office of Economic Development  
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## Asheville Downtown Commission

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### *2006 Annual Report*



“...the public welfare and interest of the citizens of the city will best be served by establishing and maintaining a commission for the sustainability and continued development of downtown, a vital urban center of western North Carolina's economic, cultural and visitor activity.”

*-Chapter 2, Article 3, Division 3 of the Asheville  
Code of Ordinances*

# A COMMITMENT TO DOWNTOWN'S CONTINUING VITALITY

*2006 was a year of change and challenges for the Downtown Commission.*

The New Year began with the City's brand-new Office of Economic Development assuming the role as staff to the Commission. Throughout the year the increase in number, nature, and size of downtown development projects resulted in the Commission's renewed commitment to increasing the effectiveness of Downtown Design Review.

## Design Review Improvements

-Implementation of Phase I changes to the UDO, which concentrated on transforming integral design review guidelines into development code, were presented to and approved by Asheville City Council in spring 2006.

--New members participated in an introductory Design Review training session with staff in May 2006

- The entire Commission participated in a Level III and Special Projects training session with staff in December 2006.

-In total for the year, the Commission participated in fifteen Design Review sessions for seven different projects.

The Downtown Commission maintains an ongoing dialogue with City Staff and City Council in order to respond to the changing needs of Downtown. The Downtown Commission continues to receive numerous presentations and provides input when needed.

## Updates Received from Staff

- City Owned Property (*Planning*)
- Downtown Secondary Fire District (*Building Safety*)
- Possible responses to Social Issues (*Asheville Police Department*)
- Post Bele-Chere Survey (*Parks and Recreation*)
- RFQ Process (*Economic Development*)
- Wayfinding (*Economic Development*)
- Parking in Downtown; (*Transit and Parking Services*)
- Downtown Task Force (*General Administration*)
- Street Improvements (*Public Works*)
- Conflict of Interest (*Legal*)
- New parking rates (*Transit and Parking Services*)

The Commission continues to support grassroots efforts aimed at improving the sense of place and quality of life in Downtown. Community members are encouraged to speak with Office of Economic Development staff to secure a place on the agenda. Three letters of support were written for community-led projects in 2006.

## Letters of Support

- Asheville City Market (Downtown Farmer's Market)
- Asheville Mural Project at I-240 and Lexington Avenue
- Bicycle Lockers Project

The Downtown Commission is comprised of a diverse set of individuals whose interests are reflected in the amount of work they do to ensure quality of life in Asheville. Through their service on other boards, the members of the Downtown Commission have readily kept each other advised of issues of importance.

## Board Liaisons

- Asheville Downtown Association
- Asheville Mural Project
- Comprehensive Transportation Planning Board
- Pack Square Conservancy
- Bele Chere Board
- Civic Center Task Force
- HUB Project
- Sustainable Economic Development Advisory Committee

